




City Council
December 16, 2025

**Item #8 RTC 25-1660
4503 Cheeney Street
Vesting Tentative Map**

**Afshan Hamid
Director of Community Development**

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4503 Cheeney Street



**City of
Santa Clara**
The Center of What's Possible

Request for Council Action:

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)
- **Adopt** a Resolution approving the Vesting Tentative Map (PLN24-00044) for a common interest development for the development of six single family housing units located at 4503 Cheeney Street approved under Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

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4503 Cheeney Street



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Project Site

- 18,651 square foot site
- General Plan: Low Intensity Residential
- Current Zoning: R2
- Currently a single-family home
- Surrounded by:
 - To the east and west are similar single-family planned development parcels
 - To the north and south are single-family residential homes.



Zoning Map

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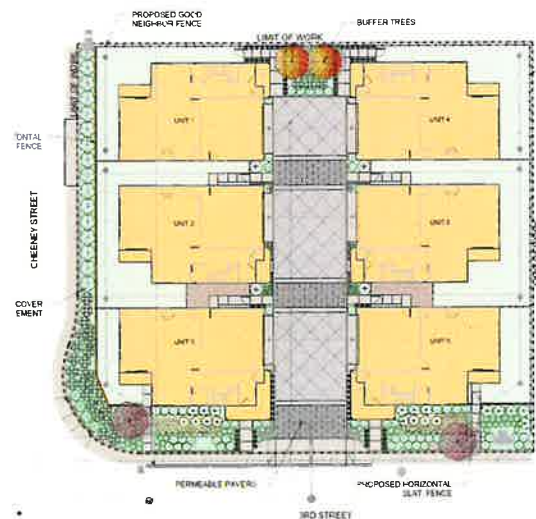
4503 Cheeney Street



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Proposed Project

- Six single family homes on a common interest development with a shared driveway
- Each home to be about 2,772 square feet in size
- Each home will have four bedrooms, two and a half baths, and a two-car garage
- Each home will have a porch with an overhang, a box window, mixed siding materials, and other design enhancements
 - Stucco, lap siding, aluminum garage doors, composite shingle roof, etc.
- Landscape proposed four 24" box trees and ground covering along Cheeny Street and 3rd Street.



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4503 Cheeney Street

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Project Timeline

- **9.13.2023:** Preliminary SB 330 application submitted
- **01.17.2024:** Formal application submitted
- **08.2024:** New Zoning Code Adopted
- **11.11.2024:** Hybrid Community Outreach
- **12.11.2024:** Development Review Hearing for Architectural Review Permit, approved
- **10.08.2025:** Planning Commission Review, recommended approval 7-0

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2600 Great America Way

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Consistency with General Plan

- The subdivision would create additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing
- The subdivision would provide a deed-restricted affordable housing unit, which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City
- The subdivision and project are compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29).

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4503 Cheeney Street

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Consistency with Zoning Code

- The subdivision map meets all zoning code standards and has been processed in compliance with the Subdivision Map Act and Santa Clara City Code Title 17 (Subdivisions)
 - The Subdivision map meets parcel area and parcel frontage

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4503 Cheeney Street

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Public Outreach

- On September 25, 2025, a notice of public hearing on this item was mailed to 354 property owners and affected tenants within 500 feet of the project site as required by the Santa Clara Public Outreach Policy. Staff has not received any public comments on the proposed project.
- A Community Meeting was held on November 10, 2024, eight residents were in attendance, comments focused on street parking, the project meets all off-street parking requirements

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4503 Cheeney Street

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CEQA Evaluation

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).

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4503 Cheeney Street



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Planning Commission Recommendation

- PC Discussion:
 - Affordable housing - one unit of the six will be deed restricted to be a moderate-income affordable unit.
 - Setbacks - Currently the project meets setbacks due to the waivers and concessions the applicant is entitled to due to their project meeting the state definition of an 'affordable housing project'
 - Infrastructure impacts - the applicant has worked with public works, streets division, and solid waste to ensure that all water, sewer, and traffic needs are met and do not put an undue burden on surrounding properties or homeowners.
 - Parking - each unit will have a two-car garage, per Santa Clara City Code, all single-family homes are required to have two covered parking spaces.
- PC recommended approval with a vote of 7-0

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4503 Cheeney Street



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Staff Recommendation

1. Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. Adopt a Resolution approving the Vesting Tentative Map (PLN24-00044) for a common interest development for the development of six single family housing units located at 4503 Cheeney Street, subject to findings and updated conditions of approval

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Background

- Developer led **Community Meeting** held on November 10, 2024
 - Notices mailed to 500-foot radius
 - 354 notices mailed
 - Eight residents were in attendance
- **Development Review Hearing** held December 11, 2024
 - Architectural application approved
 - No public speakers for the item at the meeting



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